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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar**,** 31st July, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/277 of 2025/UDUHD/TPS/e-File/18/2023/10373/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/38 of 2020/TPS-112020-151-L, dated 08.06.2020 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 123/B (Naroda) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Municipal Corporation, Ahmedabad (hereinafter referred to as "the said Authority");

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 123/B (Naroda) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in schedule appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "સદર મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહી.)" is added in Case No. 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32 and 33, in remarks column of redistribution statement.

2. The condition "અંતિમખંડમાં જમીનમાલિકોનાં હક્ક-હિસ્સા તેમની મૂળખંડમાંની જમીનમાંનાં હક્ક-હિસ્સાનાં પ્રમાણમાં રહેશે." is deleted in Case No. 28 in remarks column of redistribution statement.

3. The condition "જમીન માલિકી, બીજા હક્કો તથા બોજા વિગેરે રેવન્યુ રેકર્ડ મુજબ તથા વખતોવખત ફેરફારને પાત્ર રહેશે." at Sr. No. 3 is deleted in all the Cases, in remarks column of redistribution statement.

4. The purpose of the Final Plot No. 36 (સોશીયલ ઈન્ફાસ્ટ્રક્ચર), is modified as Final Plot No. 36 (અર્બન ફોરેસ્ટ), as shown in the accompanying plan and the redistribution statement.

5. The words and figures mentioned under the heading "વિકાસ નિયંત્રણ અંગેના નિયમો" on page no.71 of the Scheme Book is deleted and is replaced by words and figures "સરકારશ્રીના તા.૧૨.૧૦.૨૦૧૭ ના જાહેરનામા ક્રમાંક: જીએચ/વી/૨૬૯ ઓફ ૨૦૧૭/ઈડીબી-૧૦૨૦૧૬-૩૬૨૯-લ થી મંજૂર/અમલી કરાયેલ સંકલિત સામાન્ય વિકાસ નિયંત્રણ વિનિયમો તેમજ વખતો વખત તેમાં જે સુધારા સૂચવાય તે સદરહુ યોજનામાં વિકાસ માટે લાગુ પડશે."

6. The 12.00 mtr. wide Reserve Road Line (RRL) shall be proposed along the 9.00 mtr. wide T.P. roads earmarked as A-B and C-D as shown in the accompanying plan.

7. The condition "For the Reserve Road Line proposed, the area under Reserve Road Line shall be considered as an aggregate deduction at the time of redevelopment." is added in Case No. 1, 22, 30 and 31 in remarks column of redistribution statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Signature Not Verified
Signed by:BHOLUSINGH G THAKUR
Date: 2025.08.04 16:38:53 +05:30
Reason: Validate Document
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